

2012 IRC
CODE AND COMMENTARY
Volume 2

The complete IRC with
commentary after each section



2012 IRC[®]

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Volume 2



2012 International Residential Code® Commentary

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PREFACE

The principal purpose of the Commentary is to provide a basic volume of knowledge and facts relating to building construction as it pertains to the regulations set forth in the 2012 *International Residential Code*. The person who is serious about effectively designing, constructing and regulating buildings and structures will find the Commentary to be a reliable data source and reference to almost all components of the built environment.

As a follow-up to the *International Residential Code*, we offer a companion document, the *International Residential Code—Code and Commentary—Volume II*. Volume II covers Chapters 12 through Appendix Q of the 2012 *International Residential Code*. The basic appeal of the Commentary is that it provides in a small package and at reasonable cost thorough coverage of many issues likely to be dealt with when using the *International Residential Code* — and then supplements that coverage with historical and technical background. Reference lists, information sources and bibliographies are also included.

Throughout all of this, strenuous effort has been made to keep the vast quantity of material accessible and its method of presentation useful. With a comprehensive yet concise summary of each section, the Commentary provides a convenient reference for regulations applicable to the construction of buildings and structures. In the chapters that follow, discussions focus on the full meaning and implications of the code text. Guidelines suggest the most effective method of application, and the consequences of not adhering to the code text. Illustrations are provided to aid understanding; they do not necessarily illustrate the only methods of achieving code compliance.

The format of the Commentary includes the full text of each section, table and figure in the code, followed immediately by the commentary applicable to that text. At the time of printing, the Commentary reflects the most up-to-date text of the 2012 *International Residential Code*. Each section's narrative includes a statement of its objective and intent, and usually includes a discussion about why the requirement commands the conditions set forth. Code text and commentary text are easily distinguished from each other. All code text is shown as it appears in the *International Residential Code*, and all commentary is indented below the code text and begins with the symbol v. All code figures and tables are reproduced as they appear in the IRC. Commentary figures and tables are identified in the text by the word "Commentary" (as in "see Commentary Figure 704.3"), and each has a full border.

Readers should note that the Commentary is to be used in conjunction with the *International Residential Code* and not as a substitute for the code. **The Commentary is advisory only**; the code official alone possesses the authority and responsibility for interpreting the code.

Comments and recommendations are encouraged, for through your input, we can improve future editions. Please direct your comments to the Codes and Standards Development Department at the Chicago District Office.

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Chapter 12: Mechanical Administration

General Comments

Chapter 12 provides regulations for the administration of the mechanical provisions of the code. Though this may be the smallest chapter in the code, it is very important in that it defines the application of the mechanical provisions to both existing and new construction. It also relates this chapter to the administrative provisions in Chapter 1.

Section M1201 addresses this set of mechanical regulations' relationship with Chapter 1 and the validity of the standards that are referenced. Section M1202 provides the applicability to existing mechanical systems. While the code mainly deals with new systems, this section indicates that some existing situations may fall under the requirements in the chapter.

Purpose

A set of mechanical regulations is intended to be adopted as a legally enforceable document that can safeguard health, safety, property and public welfare. Such regulations cannot be effective without adequate provisions for their administration and enforcement. The official charged with the administration and enforcement of mechanical regulations has a great responsibility, and with this responsibility goes authority. No matter how detailed the mechanical regulations may be, the building official must, to some extent, exercise judgment in determining code compliance. She or he has the responsibility to establish that the homes in which the citizens of the community reside are designed and constructed to be reasonably free from hazards associated with the presence and use of mechanical equipment, appliances and systems.

SECTION M1201 GENERAL

M1201.1 Scope. The provisions of Chapters 12 through 24 shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed and used to control environmental conditions within buildings. These chapters shall also regulate those mechanical systems, system components, *equipment* and *appliances* specifically addressed in this code.

❖ This section lists the chapters in the code that regulate mechanical systems. It indicates that the design, installation, and maintenance of mechanical equipment used to control the environmental conditions within the building are regulated by these chapters. It also states that other mechanical systems specifically addressed within these chapters are so regulated. Other provisions in the code reference the *International Mechanical Code*® (IMC®) and the *International Fuel Gas Code*® (IFGC®). This regulates virtually all mechanical systems and equipment within a dwelling in some form or another.

M1201.2 Application. In addition to the general administrative requirements of Chapter 1, the administrative provisions

of this chapter shall also apply to the mechanical requirements of Chapters 13 through 24.

❖ This section makes reference to the administrative requirements of Chapter 1 to include those administrative provisions and make them applicable to the mechanical chapters.

SECTION M1202 EXISTING MECHANICAL SYSTEMS

M1202.1 Additions, alterations or repairs. *Additions, alterations, renovations or repairs* to a mechanical system shall conform to the requirements for a new mechanical system without requiring the existing mechanical system to comply with all of the requirements of this code. *Additions, alterations or repairs* shall not cause an existing mechanical system to become unsafe, hazardous or overloaded. Minor *additions, alterations or repairs* to existing mechanical systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous, and is *approved*.

❖ Major alterations or additions to existing mechanical systems must comply with the provisions of the code.